

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Certificate of Notice
Caption in Compliance with D.N.J. LBR 9004-1(b)

PARKER, McCAY, P.A.

BRIAN E. CAINE

9000 Midlantic Drive, Suite 300

Marlton, New Jersey 08053

Attorney for Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as trustee
for Pretium Mortgage Acquisition Trust, its successors
and/or assigns



Order Filed on November 7, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In Re:

SUZANNE K. OGBORNE

Case No. 16-17165

Chapter 13

Hearing Date: October 25, 2017

Judge: FERGUSON

**ORDER RESOLVING WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION
TRUST'S MOTION FOR RELIEF FROM STAY**

The relief set forth on the following pages, numbered two (2) through three (3) is hereby **ORDERED**.

DATED: November 7, 2017

A handwritten signature in black ink, appearing to read "Kathryn C. Ferguson".
Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

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Debtors: SUZANNE K. OGBORNE

Case No: 16-17165-KCF

Caption of Order: Order Resolving Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust's Motion for Relief from Stay

Upon consideration of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust's (hereinafter "Wilmington Savings" or "Movant") Motion for Relief from Stay (at docket number 31), on the basis of alleged post-petition default under the mortgage, and the parties having settled their differences and agree to the form, content and entry of the within order; and for good cause appearing therefore, it is hereby;

ORDERED as follows:

1. The post-petition arrears as of October 24, 2017 is \$15,823.65. The debtor is due for the post-petition payments of \$2,026.56 each due March 1, 2017 through October 1, 2017 for their mortgage on 26 Millay Road, Marlboro Township NJ 07751 with a suspense balance of \$388.83.
2. The debtor shall cure the \$15,823.65 post-petition arrears by adding same to the Chapter 13 plan and paying Wilmington Savings said amount through the Chapter 13 plan.
3. Commencing with November 1, 2017 regular monthly post-petition mortgage payment and continuing each month thereafter for the duration of this Chapter 13 proceeding, Debtors shall remit payments directly to Movant as same come due.
4. The debtor shall stay current with plan payments to the Chapter 13 Trustee.

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Debtors: SUZANNE K. OGBORNE

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5. Debtor shall reimburse Movant through their Chapter 13 Plan of Reorganization, as an administrative claim, the sum of \$831.00 for attorney's fees and costs incurred by Movant in the prosecution of its application for relief from stay.

6. The Chapter 13 Trustee shall adjust his records to reflect the terms of this Order.

7. **Thirty-Day Default Clause:** If the Debtor should default and fail to make the payments stated herein or any future payments that come due during the pendency of this case to Movant and/or to the Chapter 13 Trustee for more than (30) days from the due date or to the Chapter 13 Trustee, then upon certification of non-receipt of said payments in accordance herewith submitted by secured creditor's counsel, the Court shall enter a General Relief Order, vacating the automatic stay of 11 *U.S.C.* §362(a) with respect to secured creditor's enforcement of its State Law Foreclosure action against the realty commonly known as 215 Freehold Road, Jackson New Jersey 08527. The Order submitted to the Court will not require the consent of the Debtors or the Debtors' counsel regarding form or substance, however, the trustee, Debtors and their counsel shall be given notice of any filing of a certification of non-receipt in accordance with the Local Rules of Bankruptcy Procedure.

8. Movant shall serve a copy of the executed Order on all interested parties who have not yet been served electronically by the Court.

9. If the case is converted to a Chapter 7, the Movant may file a Certification of Default with the Court and the Court may enter an Order granting Movant relief from the automatic stay.

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United States Bankruptcy Court
District of New Jersey

In re:
Suzanne K. Ogborne
Debtor

Case No. 16-17165-KCF
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Nov 07, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 09, 2017.

db Suzanne K. Ogborne, 26 Millay Rd, Morganville, NJ 07751-1456

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 09, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 7, 2017 at the address(es) listed below:

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo docs@russotrustee.com
Brian E Caine on behalf of Creditor Wilmington Savings Fund Society, FSB, et al
bcaine@parkermccay.com, BKcourtnotices@parkermccay.com
Denise E. Carlon on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Robert C. Nisenson on behalf of Debtor Suzanne K. Ogborne rnisenson@aol.com,
nisensonlaw@aol.com;G2729@notify.cincompass.com;nisensonlaw@gmail.com

TOTAL: 5